



City of Seattle
South Lake Union Height and Density EIS Request for Proposal
Addendum

Updated 03/25/10

This document is the official response to the questions submitted by consultants preparing proposals in response to the South Lake Union Height and Density EIS Request for Proposals.

This addendum is hereby made part of the RFP and therefore, the information contained herein shall be taken into consideration when preparing and submitting a proposal.

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Item #	Date Received	Date Answered	Vendor's Question	City's Response	RFP Revisions
1	03/09/10	03/11/10	The request for photorealistic modeling and visualizations needs some further clarification regarding the scope of work. Does "photorealism" translate into illustrating the opportunity sites with precise looking building edifices? To do this would require subjective design decisions regarding massing, character and skin treatments, etc. which may prove visually distracting to the intent of the study, especially if the focus becomes a particular stylistic design solution rather than the height and massing. Or, are you just referring to photorealism for the existing context with the expectation that future buildings would be somewhat abstract, showing shape and scale defining elements only?	Building illustrations should be somewhat realistic, emphasizing shape, scale and texture within constraints identified in the alternatives (floor plate limits, podium heights, FAR limits). The intent of this work is to provide decision makers and the public with a sense of scale associated with each alternative. Detailed design decisions should be limited to those necessary to develop conceptual yet representative building types to be placed on developable parcels.	
2	03/09/10	03/11/10	As this is an examination of future	This section of the EIS will consider both a	



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			<p>possibilities, assumptions on uses, property consolidation/demolition and tower placement will need to be examined and possibly illustrated more than one way for each particular block for each alternative. This could be done randomly, or with educated assumptions for best urban design fit, or likely marketable real estate outcomes. Please describe the expectation regarding the extent of solutions and subsequent combinations of solutions per block or district.</p>	<p>maximum development scenario and a reasonably expected development scenario to the year 2030. Illustrations of each scenario for each alternative will be necessary. In addition there may be additional illustrations if potential impacts to SEPA protected view points and corridors. DPD staff will work with the consultant to refine assumptions for purposes of modeling. These assumptions will include:</p> <ul style="list-style-type: none">• Identification of developable parcels using the City's development capacity model and informed by knowledge of the neighborhood. This model relies in part on a density ratio approach which means there may be differences in which parcels would be expected to redevelop under each EIS alternative.• Estimates of the neighborhoods' future share of citywide growth to at least 2030. <p>With these assumptions an approximate amount of commercial and residential development will be estimated and allocated to specific categories of projects that will be developed under existing zoning and projects that will take advantage of incentive zoning to build towers.</p>	
3	03/11/09 09	03/17/09	<p>Are there technical reports on projects in the SLU area that would be made available to interested consultants such as historic, soils, etc. to look at during proposal preparation?</p> <p>What information does the City have regarding Kenmore Air operations?</p>	<p>Existing technical reports have been posted on the South Lake Union website. These reports include the historic resources survey prepared as part of the review for the South Lake Union Streetcar, the 2004 South Lake Union Transportation Study, and the 2004 City of Seattle Drainage Plan. In addition a brief description of Kenmore Air operations has</p>	



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			What level of detail are you looking for in terms of wind modeling given the programmatic nature of the EIS?	also been posted. As for level of detail appropriate for this level of analysis, contact Jim Holmes at 206-684-8372 for a referral to WSDOT Aviation staff. Additional historic resources data can be found at The Department of Neighborhoods website: http://www.seattle.gov/neighborhoods/preservation/historicresources.htm Project specific soils reports are available from the Seattle Public Utilities.	
03/16/09	03/17/09		What existing data does the city possess for use in urban form modeling?	The City possesses GIS layers, such as topography, building foot print, transportation, utilities, etc... Contact Jim Holmes at 206-684-8372 for a referral to GIS staff for assistance with specific data that is available.	
03/24/2010	03/24/2010		The aesthetics section of the scope says: "The Consultant will be expected to begin the project with established information on existing conditions (building height, form and skin) for South Lake Union, and to have background information (building height and basic form) for downtown Seattle, Belltown and Denny Triangle, Seattle Center, the east and south slopes of Queen Anne, the west slope of Capitol Hill including existing buildings and projects with an approved Master Use Permit (MUP) on file with the City of Seattle."	The City possesses GIS layers of building 'roof prints' and height that can be used to create three dimensional models. The most complete GIS layer is from 1999. A second GIS layer from 2006 was developed that includes only 'roof print' data not height data. It is expected that Consultants will use this GIS data, and current MUP data (which the City can provide) to create an up to date model of existing conditions	



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			Is this requirement intended to mean that a proposer must already have in their possession all of this information, or does it mean that City has access to this information and will provide it?		
			How stringent is the requirement that the consultant prepare a photorealistic model of actual and proposed buildings?	The goal of the Environmental Impact Statement is to provide decision makers with adequate information regarding potential impacts associated with each alternative. While photorealistic modeling is ideal, it is possible that other approaches to urban form modeling would provide adequate information. Working within the budget constraints set out in the RFP, proposals should balance evaluation of impacts related to aesthetics and urban form with other elements of the EIS scope.	